

**SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS**

5:00 P.M.

201 SPRING

March 5, 2013

Tentative Agenda

**I. Pre-meeting Activities
Pledge of Allegiance
Invocation**

II. Call to Order

III. Roll Call

IV. Approval of Minutes

V. Public Hearing

**A. Proposed Amendment to Code of
Ordinance to amend Article 2 Admin
And enforcement, Sec. 6 Board of
Adjustment revising notification
requirements**
Presented by Patsy Christie

VI. Public Hearing - Rezoning

**A. R13-03 Six Judges, Inc.
3112 N. Thompson
From C-5 to C-6**
Presented by Dennis L. Proffitt

**B. R13-04 Ecclesia, Inc.
9165 Nations Drive
From A-1 to P-1**
Presented by Oren Paris, III

**C. R13-05 John & Mary K. Thompson
2763 E. Robinson Ave.
From C-5 to C-6**
Presented by John Thompson

VII. Public Hearing – Conditional Use

- A. C13-03 Beverly & Brad Lloyd
1000 S. Old Missouri Road
Use Unit 48 (Automotive, et al sales) in
I-1 zone
 Presented by Mark Bilyeu

VIII. Lot Splits

- A. LS13-04 Margaret Cole
S. of Backus, W. side of N. Gutensohn
 Presented by Jenkins Surveying

IX. Preliminary Plats, Replats and Final Plats

- A. RP13-02 Replat Lots 10-13 Blue Ridge
Meadows Subdivision
 Presented by Crafton-Tull

X. Large Scale Developments

- A. L13-02 Triple T Foods
1013 N. Jefferson
 Presented by Blew & Associates
- B. L13-03 T. G. Smith Elementary – Media Center
Northwest corner of Falcon & N. 40th
Waiver (W13-01) of street improvements
Variance (B13-04) for modification of the
 Landscape ordinance requirement
Variance (B13-04) to increase the maximum
 Allowable width of a drive from 40' to 48' 6" for
 Main entrance
Variance (B13-04) to decrease the minimum
 Allowable drive width for one-way traffic from
 15' to 11' 6" for northern drive
 Presented by McGoodwin, Williams & Yates
- C. L13-04 Casey's General Store
SW corner of Don Tyson Parkway
And North 48th Street
Variance (B13-06) for modification of Commercial
 Design Standards
Variance (13-06) for modification for requirement
 For interior parking landscaping
 Presented by Morrison Shipley

- D. L13-05 **Northwest Medical Center**
W. side of Butterfield Coach Road
300' south of Highway 412 and
Butterfield Coach Road
Concept of Detention
Variance (B13-07) for modification of Commercial
Design Standards
Presented by Engineering Services, Inc.
- E. L13-06 **George's Inc.**
S. of Porter Ave., W. of Turner
Waiver (W13-03) of street improvements
Variance (B13-08) reduction of parking requirement
Variance (B13-08) of modification of landscaping
Requirement
Variance (B13-08) for modification of driveway widths
And radii
Variance (B13-08) for reduction of distance between
Drives
Variance (B13-08) for utilities to remain as is
Presented by Crafton-Tull

XI. **Board of Adjustment**

- A. B13-04 **T. G. Smith Elementary – Media Center**
NE corner of Falcon Rd. & N. 40th St.
Variance (B13-04) for modification of the
Landscape ordinance requirement
Variance (B13-04) to increase the maximum
Allowable width of a drive from 40' to 48' 6" for
Main entrance
Variance (B13-04) to decrease the minimum
Allowable drive width for one-way traffic from
15' to 11' 6" for northern drive
Presented by McGoodwin, Williams & Yates
- B. B13-05 **Gene Morgan**
907 Mill Street
Variance (B13-05) for reduction of side setback
From 8' to 5'
Presented by Gene Morgan

- C. **B13-06** **Casey's General Store**
SW corner of Don Tyson Parkway &
S. 48th Street
Variance (B13-06) for modification of Commercial
Design Standards
Variance (13-06) for modification for requirement
For interior parking landscaping
Presented by Morrison Shipley
- D. **B13-07** **Hunt Ventures for NW Medical Center**
W. side of Butterfield Coach Road, 300'
s. of Hiway 412 & Butterfield Coach Road
Variance (B13-07) for modification of Commercial
Design Standards
Presented by Engineering Services, Inc.
- E. **B13-08** **George's Inc.**
S. of Porter Ave., W. of Turner
Variance (B13-08) reduction of parking requirement
Variance (B13-08) of modification of landscaping
Requirement
Variance (B13-08) for modification of driveway widths
And radii
Variance (B13-08) for reduction of distance between
Drives
Variance (B13-08) for utilities to remain as is
Presented by Crafton-Tull

XII. Waivers

- A. **W13-01** **T. G. Smith Elementary – Media Center**
NE corner of N. 40th & Falcon Rd.
Waiver of street improvements
Presented by McGoodwin, Williams, & Yates
- B. **W13-02** **Greg Jackson**
4719 Robbins Road
Waiver of sidewalk requirement
Presented by Greg Jackson
- C. **W13-03** **George's Inc.**
S. of Porter Ave., W. of Turner
Waiver of street improvements
Presented by Crafton-Tull

XIII. Planning Director's Report

XIV. Adjourn